



# SHEPHERD CULLEN

**Rockingham Close**  
Dorridge  
Solihull



**An immaculately presented family home perfectly placed for transport connections, a bustling village centre and schooling whereby Dorridge Village Centre and Dorridge Train Station and local schools are all within walking distance.**

Driveway parking is available upon arrival with space for multiple vehicles. The property stands proudly away from the quiet cul-de sac and shares a gated entrance with the neighbouring property.







The extremely spacious and welcoming hallway with warming underfloor heating, provides access into all reception rooms to the ground floor.

All reception rooms are centred off the hallway, comprising of the formal living room to the rear elevation, enjoying an exposed brick fireplace with gas fire and sliding oak framed doors leading into the fantastic family room with two sets of bifold doors leading out onto the rear patio and garden. Both of the sky lanterns allow a copious amount of natural lighting into this significant reception room. The family room is perfect for day to day living with space for a variety of furniture and a large dining table. The log burner, situated in the corner of the room is a wonderful feature and perfect for in the cooler months.







The modern breakfast kitchen benefits from plentiful storage, ample worktop space, integrated Siemens appliances and a large central island with room for four stools. Bifold doors from the kitchen lead out onto the rear patio, opening up the rear elevation, ideal for in the summer months. The speakers installed in the ceiling are displayed throughout the kitchen and family room, perfect for entertaining!

The cosy snug is accessed just off the kitchen and provides versatile accommodation as a playroom or home office perhaps. The separate study to the front elevation is a peaceful place to focus and benefits from fitted cabinetry.

The separate utility room provides space for white goods, further worktop space and the side door leading onto the side patio, is most useful for those with pets. The guest downstairs WC and cloak cupboard completes the ground floor accommodation.







The oak staircase with attractive glass panels ascends up to the open galleried landing to the first floor, providing access to all five bedrooms.

The principal suite is situated over the garage, enjoying a vaulted ceiling creating a sense of space throughout this main bedroom. With a tasteful interior design, the principal suite enjoys a walk in dressing room with three fitted wardrobes and fitted dressing table, in addition to a large ensuite shower room with his and her sinks and large walk-in shower with pigeon hole detail. Additional wardrobe space is provided in the walk-in wardrobe with eight wardrobes. There is an additional room currently used as a study just off the principal bedroom, but provides versatile accommodation as further dressing space perhaps or a storage room.





Bedroom two enjoys views overlooking the rear garden and enjoys a fitted wardrobe and ensuite shower room. Bedroom three, four and five also benefit from fitted storage and share use of the large family bathroom with separate bath and shower.

The property is immaculately presented throughout with all renovation works completed to a very high specification, providing any purchaser with a turnkey opportunity. The total square footage totals to approx. 3759 sq ft.





The quadruple garage spanning just under 11 metres internally, is accessible from both the front driveway via electronically operated doors and internally from the utility providing further storage space and parking for four vehicles.









Externally, the rear garden benefits from a large patio area with room for outdoor furniture and is accessible from both the family room and breakfast kitchen. The low maintenance garden benefits from established greenery and foliage, creating a sense of privacy from neighbouring properties. The garden enjoys a southerly aspect.

This immaculately presented family home is available for sale with no upward chain.

### Location

Rockingham Close is conveniently located within walking distance to Dorridge Village (approx. 0.8 miles), offering local eateries, The Forest Pub, Independent coffee shops, Sainsbury's supermarket and Doctors surgery – to name a few! Dorridge Train Station is located in the centre of Dorridge Village and benefits from regular services to Birmingham City Centre and London Marylebone.

The semi rural village of Lapworth is situated within close proximity offering excellent gastro pubs, country walks and two National Trust properties to explore.

### Excellent Transport Connections

Birmingham International Airport and Train Station is situated 7.4 miles away and the M42 Junction 5 is just 2.9 miles from M42 Junction 5, offering access to all major road networks.

### Excellent Schooling Nearby

**Warwick School** | 18.6 miles

**Solihull School** | 4.2 miles

**Dorridge Primary School** | 1 mile

**St George and St Teresa** | 1.4 miles

**Arden Academy** | 1.7 miles





**Approx. Gross Internal Floor Area 3,759 sq. ft. (349.25 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

## General Information

**Tenure:** Freehold (Built in 2001)

**Services:** Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC Rating:** C

**Local Authority: Solihull Metropolitan Borough Council**

Postcode: B93 8EH

## AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

## ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.



✉ [contact@shephercullen.com](mailto:contact@shephercullen.com)

☎ 01564 791 551

🌐 [shephercullen.com](http://shephercullen.com)

📍 Office 1A, The Exchange,  
20A Poplar Road, Solihull B91 3AB  
**Meeting Suite:** 1 Old Warwick Road,  
Hockley Heath B94 6HH